

**JOINT PUBLIC HEARINGS & REGULAR MEETING  
OF  
APRIL 21, 1992**

The meeting was called to order at 10:47 a.m.

Item 1: Roll Call

Present: Members Wolfsheimer, Roberts, Stevens, Behr, Stallings,  
McCarty, Filner and Chair O'Connor  
Excused: Member Hartley  
Secretary: Jack Fishkin

Item 2: Public Hearing on the proposed redevelopment plan for the City Heights  
Redevelopment Project.

City staffmembers Keith Scott and Jim LoBue described the history of this project and the timeframe for its adoption, as well as the status of negotiations with the various taxing entities.

On behalf of Member Hartley, who was ill, Member Filner moved that the eminent domain provisions of the Plan be deleted, except for areas that are commercially zoned, or residential parcels where there is chronic code and crime violations; and preserving sites of historical or cultural significance.

Chair O'Connor opened the Joint Public Hearing. Those speaking in favor of the proposed Plan were: Dr. Walter J. Porter; David Nelson, Chair of the City Heights Project Area Committee (PAC); Arlene Smith; Romey Osana; John Stump and Valerie Hoffman, PAC members; Jose Gonzalez, representing the San Diego Unified School District; Jay Powell, of the Visions Project; Mary O'Brien; and an unidentified gentleman.

Speakers opposed to the Plan were: Lucian Ozuna; Tom Robinson, of the County Office of Education; Pat Sexton; Hazel Denny; John Switlik; John Terry Galindo; Thomas Smith; Karen Manley; Dorothy Ross; and Lincoln Pickard. Ms. Sexton suggested deletion of the eminent domain provision for properties north of El Cajon Blvd. except for public facilities and properties fronting on El Cajon Blvd.

Member McCarty seconded the motion made by Member Filner, with the understanding that, prior to the April 28 meeting, language would be written to carry out the Agency's intent to protect homeowners from eminent domain. Member Wolfsheimer asked to be provided with a copy of the resolution prior to the next meeting.

Vote: 6-0 (Member Roberts and Chair O'Connor having left the meeting prior to the vote)

At 12:06 p.m. Acting Chair Wolfsheimer adjourned the Public Hearing to 10 a.m. on Tuesday, April 28, 1992 in the 12th floor Council Chambers.

At 6:40 p.m. Acting Chair Filner called the Public Hearing to order. Those present were Members Wolfsheimer, Hartley, Stevens, Behr, Stallings, McCarty and Acting Chair Filner.

- Item 3: Resolutions certifying the Final Master Environmental Impact Report for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents (MEIR); resolution confirming and establishing design standards for Centre City redevelopment projects; taking public testimony jointly with the City Council to consider the Centre City Redevelopment Plan; and adjourning this item until April 28, 1992 at 2 p.m. to continue consideration of the Centre City Redevelopment Plan.

Pam Hamilton described the Project and outlined the actions before the Agency. The Joint Public Hearing was then opened. Speaking in favor of the proposed Plan were: Wayne Rafflesberger, of San Diegans, Inc.; Ruben Andrews, of the Centre City Association and Chair of the PAC; Michael Galasso, of the Little Italy/Harborview Coalition; Wayne Buss, of C-III; Leslie Wade, of the Centre City East Community Association; Lawrence Doherty, of Terrada Investments Corp.; Bill Evans; and Pat Zoller, of the San Diego Unified School District. Some speakers did express concern with some aspects of the Plan, which will be addressed by CCDC at the April 28 meeting.

Opposing the plan were: Forrest Curo; Mike Sunshine, owner of General Bead; Elliott Richardson, a member of Habitat; Bob Kevane; Pamela Montgomery, of the County Office of Education; and Don Wood, a former member of the Bayfront Coordinating Committee, who spoke of the design standards and F.A.R. on waterfront property, and the need for compliance with CEQA guidelines.

Member Stallings stated she supports Mr. Wood's suggestions and would like to work with the Port Authority, Navy and Catellus Corp. to develop a better plan.

At 7:25 p.m. Acting Chair Filner trailed Items 3 through 8 to 2 p.m. on Tuesday, April 28, 1992 because of the loss of a quorum due to the departures of Members Hartley, McCarty and Stallings.

- Item 4: Approval of the minutes of the April 7, 1992 meeting.
- Item 5: Resolution approving the Fourth Implementation Agreement to the DDA with San Diego Tower Associates; and approving the tenancy of the Museum of Contemporary Art.
- Item 6: Resolution approving the retention of the firms of PaineWebber, Inc. and Grigsby Brandford & Co., Inc. to act as financial advisor and/or underwriter relating to bond issues of the Redevelopment Agency.

- Item 7: Resolution approving a second amendment to a contract between the Agency and Ogden Environmental & Energy Services Co. for work on Barrio Logan Redevelopment Project documents.
- Item 8: Resolution approving a Third Amendment with Kane, Ballmer & Berkman for additional legal services for the Barrio Logan and City Heights Redevelopment Projects.

Public Comment - none.



Secretary of the Redevelopment Agency  
of the City of San Diego, California